

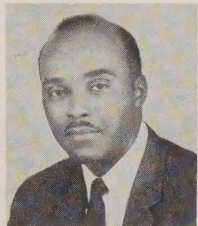
PLANS AND PROGRESS

DEPARTMENT OF CITY PLANNING
CHICAGO

CLERS, BILBIJA NAMED COMMUNITY RENEWAL RESEARCH POSITIONS

Two new appointments--Samuel J. Cullers as assistant director of the Community Renewal Program and Zarko Bilbija as director of the department's research division--were recently announced by Mayor Richard J. Daley.

Cullers was formerly a city planning advisor to the government of Thailand for the U.S. International Cooperation Administration. He is a senior member of a team which completed a 30-year urban renewal program for Bangkok, the capital



Samuel J. Cullers

He received his Master's Degree in City Planning from Massachusetts Institute of Technology and his Bachelor's Degree from Fisk University, Nashville, Tennessee. He was born in Chicago and attended Tilden Technical High School and Roosevelt University.

Bilbija has been on the research staff since 1958. He recently returned from six months of teaching research in Europe for the Organization for European Economic Cooperation. He lectured on finance and regional economics at NATO headquarters near Paris and at Italian naval bases.

He was born in Yugoslavia, studied law in Rome, Italy, and taught history and language in Yugoslavia two years before coming to the United States in 1950.

He received a Ph. D. with a major in finance and a minor in economics from the University of Chicago in 1958. Bilbija and Ezra Solomon, of the University of Chicago Graduate School of Business, were co-authors of Metro Chicago-An Economic Analysis published in 1959.

University of Illinois Trustees Approve Plan for Chicago Campus

The University of Illinois Board of Trustees approved the master plan for the Chicago campus and assigned architects for the first phase of construction in September.

The 106-acre campus site, designated "Congress Circle" by the university, is immediately southwest of the expressway interchange at Congress and Halsted. This location was previously recommended by the Department of City Planning.

Fourteen buildings, to accommodate 9,000 students, will be completed by 1964. This first stage of construction will cost approximately \$38.9 million, exclusive of architects' fees.

Skidmore, Owings and Merrill, the architectural firm which prepared the campus plan, will design ten of these buildings. Other structures were assigned to Naess and Murphy and A. Epstein and Sons.

The second phase of construction will provide for 20,000 students by 1969. The third phase will include graduate, research and service structures, to be built after 1969.

Included in the first phase are:

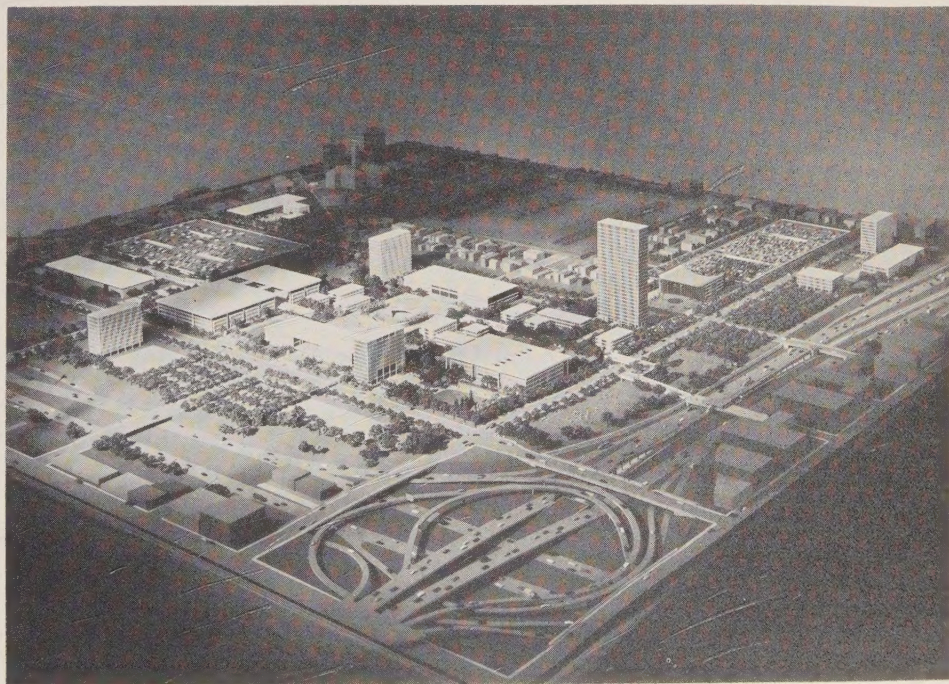
--A lecture center in the center of the campus, with various sizes of seminar and lecture rooms.

--A portion of the library and the entire student union, on either side of the lecture center. The union will include one high-rise and one low-rise building, adjoined by the original Hull Mansion.

--A portion of the science and engineering laboratory.

--Two clusters of classroom buildings, each with three low-rise structures.

--The 28-story staff office and administration building, on the north side of the campus. (continued on next page)



Scale model of proposed plan for University of Illinois Chicago campus at Congress Circle. View is looking southwest from main expressway interchange at Congress and Halsted. High-rise buildings will house administrative, faculty and student activity offices. Low-rise buildings are for classrooms and laboratories. Campus core (center) will include outdoor court and amphitheater with lecture rooms underneath, library and student union.

Staff Honors and Activities

Robert W. Christensen, executive director of the Chicago Public Building Commission, has been named one of the ten outstanding young men in the area for 1961, by the Chicago Junior Association of Commerce and Industry. He was formerly director of the department's capital improvements program division.

"The Arts Center in Tomorrow's Chicago," an article by Jon Phillips, assistant chief of the graphic section, appears in the October issue of the *North Shore Art League News*.

Phillips discusses Chicago's potential role as a regional, national and international cultural center, and describes proposals for an arts forum in Chicago.

Joseph Kesler, general plan division, spoke at a September meeting of the Neighborhood Council for Conservation, a community organization on the Near Northwest Side. He described the department's current work on a plan for the East Humboldt Park-Near Northwest area.

(Continued from Front Page)

--The physical plant unit, to serve the entire campus.

The 1969 phase will include completion of the library and science lab, a science and engineering staff office building, a fine and applied arts lab and four more classroom buildings.

An auditorium and exhibit gallery are also planned for construction after 1969, in addition to graduate, research and service facilities.

The first phase will be financed primarily by \$50 million from the Universities Bond Issue, approved by Illinois voters in November 1960.

Buildings on the campus will be designed to serve a certain function, rather than a certain discipline. Classrooms, labs and offices will be interchangeable for various types of academic fields, rather than being designated for "biology" or "social science" alone.

A two-level "express walkway" will extend through the campus. It will connect with a new rapid transit station at Peoria Street. Tributary walkways will lead through landscaped areas.

The "great court," the roof of the lecture center, will serve as a meeting place for students. It will join the upper level of the express walkway. Steps of the outdoor amphitheater in the center of the court will lead to lecture rooms below.

STATE LEGISLATURE ADOPTS IMPORTANT PLANNING LAWS

The 1961 session of the Illinois Legislature was an important one for new planning and urban renewal laws.

Eight acts, passed by both houses of the 72nd General Assembly and signed by the Governor, are among the significant measures. The department's zoning division has compiled information on these laws and other state and local planning legislation.

1. Inter-Agency Planning Referral Act, providing for expanded review authority for the Chicago Plan Commission. See July and September issues of *Plans and Progress*. (House Bill 1517)

2. Urban Renewal Consolidation Act, enabling legislation which permits the Chicago City Council to combine the Chicago Land Clearance Commission and the Community Conservation Board into a Department of Urban Renewal. (H. B. 1397)

3. Amendatory Municipal Plan Commission Act, revising the powers of local planning agencies for the official comprehensive plan, the official map and subdivision regulations. See August issue of *Plans and Progress*. (H. B. 1324)

4. Renewal Bonds for Conservation Plan Areas Act, permitting the Chicago Department of Urban Renewal to establish a revolving fund for purchasing mortgage loans on properties in areas

affected by conservation plans. (H. B. 1604)

5. Amendment to the State Zoning Enabling Act, permitting all municipalities to exercise zoning powers in incorporated areas within 1½ miles of their corporate limits, with certain exceptions. (H. B. 1668)

6. Enabling act authorizing local governing bodies to designate an official to review and oversee subdivisions. This act clarifies the authority of village boards and city councils to delegate responsibilities for supervising subdivision development. (H. B. 1034)

7. Enabling legislation extending local authorities' rule-making power over subdivisions. This act allows corporate authorities to establish regulations on such subjects as grade drainage, paving, terraces and retaining walls. (H. B. 749)

8. Northeastern Illinois Metropolitan Area Local Governmental Services Commission Act, re-establishing the commission and appropriating \$15,000 for its operations. The commission was originally established in 1955. It commends methods of encouraging cooperation among local governments in Cook, Lake, McHenry, DuPage, and Kane counties. It is necessary to re-establish the commission every five years. (H. B. 681)

CITY OF CHICAGO DWELLING UNITS AUTHORIZED FOR CONSTRUCTION BY TYPE AND OWNERSHIP

		1951-1961			OWNERSHIP	
		TYPE				
Period	1.	Single Family	Multi-Family	Conversions	Private	Public
Jan.-June 1961		1,779	6,747	46	7,402	1,170
2nd. Qtr. 1961		1,134	3,951	16	4,562	539
1st. Qtr. 1961		645	2,796	30	2,840	631
Jan.-June 1960		2,407	4,634	54	4,468	2,627
1960		4,023	10,758	142	9,676	5,247
1959		5,229	4,731	461	10,421	0
1958		4,114	4,789	513	8,329	1,087
1957		4,937	5,715	345	10,794	203
1956		6,981	6,744	344	11,363	2,706
1955		9,277	6,395	351	14,689	1,334
1954		8,205	4,445	453	11,272	1,831
1953		8,254	2,761	820	10,592	1,243
1952		6,096	3,496	1,244	9,563	1,273
1951		6,640	3,412	1,539	11,045	546
1951-1960 Total	123,214	63,756	53,246	6,212	107,744	15,470
Annual Average	12,321	6,376	5,324	621	10,774	1,547

1. Preliminary 1961 data.

Source: Department of Buildings, City of Chicago
Bell Savings and Loan Association, Chicago, Illinois

As published in Urban Renewal Progress Report
Second quarter 1961, Department of City Planning

Department Completes Basic Studies for 1963 General Plan

Staff accomplishments on the General Plan of Chicago have enabled the department to maintain its time schedule for completing the plan in 1963.

Under the supervision of Larry Schuch, assistant commissioner of planning and research, the staff will complete a preliminary draft of the plan in 1962. After review, it will be published in early 1963.

The plan will recommend patterns of development over a 20-year period, with more general proposals extending to 50 years.

A major achievement this year was the completion of the report "Statement of Policy for the General Plan of Chicago." This preliminary summary of the city's objectives for development was distributed to staff members and to the General Plan Committee of the Chicago Plan Commission for discussion and review.

Subjects covered in the Statement of Policy are the eleven major elements of the General Plan: population; labor force; residential areas; public education; community area facilities; lakefront and waterways; open space; cultural facilities; central district; retail trade and service centers; industrial areas; and transportation.

Preliminary 20- and 50-year sketches have also been reviewed by the staff and the General Plan Committee.

The second edition of the Reference Atlas, released in September, will be an important aid in completing the General Plan. The color maps showing existing land use in every block in the city will be particularly valuable.

Completed research for the General Plan includes studies of employment, industrial location and expansion, nonmanufacturing activity, railroads, trucking, and residential land use and density.

Current General Plan research studies include geographic characteristics of the Chicago region, densities of building types, cultural facilities, and analysis of 1960 census data for housing and population.

Studies of industrial structures and trends and future space demands for business centers are also being predicted.

The General Plan of Chicago will be published in two parts: the general summary to be completed in 1963, and series of more detailed publications.

The 1963 document will be the first volume. As now planned, it will contain five major parts.

Population, Economy and Land Use. This section will contain the research

foundation of the plan: an analysis of the present economy and population characteristics, a forecast of future growth and change, and an exploration of the relationship of Chicago's location and geography to its future development.

2. Industry, Business and Commerce, and Central Area. Using findings from research studies, this section will present a land use plan for industry, business and commerce. This plan will reflect current changes in types of employment, production technology and marketing methods.

3. Residence and Recreation, Community Facilities, and Institutions. This section will present a land use and density plan for residential areas. It will contain an analysis of present housing quality, standards for open space and community facilities, and location principles for major institutions.

4. Transportation. A proposed system for all types of transportation, and policies for parking, based on analysis of present and future demands and changes in technology.

5. Strategy and Staging of the Plan. Analysis of the plan's costs. Recommendations for staging in relation to revenue structure, strategic area development, and relocation requirements. Twenty-year capital program.

The Introduction and Summary to the document will describe the objectives of the plan, the kind of city it attempts to achieve, the kinds of present conditions it attempts to correct, and the kinds of future development it attempts to prepare for.

The later General Plan reports may include several volumes. They will contain a detailed exposition of the elements in the 1963 plan, technical information and community area plans.

An atlas of proposed land use and facilities, comparable in detail with the current Reference Atlas, will be part of the later publications.

The entire atlas will be revised periodically, to show changes in land use and revisions in the General Plan.

A permanent exhibit will illustrate the major proposals of the plan with three dimensional models, maps and other graphic materials. It will be available for display in Chicago public buildings.

This type of visual presentation offers an excellent means of encouraging public understanding and support of plan proposals.

Ira J. Bach

AREA REPRESENTATIVES MEET AT PLANNING CONFERENCE

Representatives of the six-county Chicago area attended the fourth annual Metropolitan Area Planning Conference at the Pick-Congress Hotel in September.

Sponsor of the conference, titled "Partnerships for Metropolitan Progress," was the Northeastern Illinois Metropolitan Area Planning Commission.

Mayor Richard J. Daley gave the welcoming address, and Paul Oppermann, NIMAPC executive director, reported on the commission's activities.

Commissioner Ira J. Bach participated in a local planning workshop on "The Official Map and the Capital Improvements Program."

He described the public improvements maps in the department's Reference Atlas, which indicate the type, location and status of projects in the city's Capital Improvements Program.

This sheet of the atlas is not an official map. It has not been designated as such by the City Council, and it does not show some projects in as much detail as an official map, Bach explained.

However, it serves a similar function by providing a source of basic planning information. Bach described methods used to compile information and indicate projects graphically, as a possible guide to similar efforts by other communities.

The Illinois General Assembly adopted legislation providing for official maps for municipalities in 1961.

"This legislation recognizes that a carefully developed capital improvements program is essential to achieve long-range planning objectives," Bach said.

In his luncheon address, Ferd Kramer, president of the American Council To Improve Our Neighborhoods, warned of a possible loss of the Chicago area's economic and social status.

Kramer advocated plans for transportation and preserving open space on a metropolitan basis.

Kramer is also president of Draper and Kramer, the Chicago real estate firm.

Other subjects discussed at the conference were federal, state, county and municipal responsibilities for planning; county planning for urban needs; local planning assistance; and new local planning legislation.

The Northeastern Illinois Metropolitan Area Planning Commission covers Cook, Lake, McHenry, DuPage, Will and Kane counties.

DEPARTMENT OF CITY PLANNING

City of Chicago

Ira. J. Bach
Commissioner of City Planning



Clifford J. Campbell
Deputy Commissioner of City Planning

Hon. Richard J. Daley
Mayor

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COMMISSION APPROVES PLANNED DEVELOPMENT MANUAL

The Chicago Plan Commission approved the manual of regulations for Planned Development amendments to the Zoning Ordinance at its September 21 meeting.

Prepared by the department's zoning division, the manual will guide developers in applying for special zoning designations for comprehensively planned areas. (See September issue of Plans and Progress.)

Several zoning text amendments applying to "housing for the elderly" were also approved. This type of housing is defined, and the kinds of facilities it may contain are specified.

Requirements for parking facilities to serve housing for the elderly would

also be made more flexible than for regular housing developments.

These amendments will be submitted to the City Council for consideration.

Commissioner Ira J. Bach presented the new department Reference Atlas to the commission. He explained that copies will be available for general reference in every public library branch in Chicago.

Deputy Commissioner Clifford J. Campbell reported on inter-agency agreements for revisions to the redevelopment plan for the Chicago Land Clearance Commission's 37th-Cottage Grove project.

CENTRAL AREA MODEL ON DISPLAY

The revised scale model of the Development Plan for the Central Area of Chicago will be on public display at several locations during the next few months.

Chicago Natural History Museum, September 19 through October 13, main lobby, first floor.

Chicago Historical Society, October 16 through November 30, fourth floor.

Chicago Public Library, January 2 through January 31, main library, first floor lobby, Randolph Street side.